



11, 37571 Range Road 262
Rural Red Deer County, Alberta

MLS # A2320190



\$900,000

Division:	Willow Run		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,328 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	3.51 Acres		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Hardwood, Laminate, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	35-37-26-W4
Exterior:	Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Fridge, Gas Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Garage Door Opener & Remote(s), Shop Door Opener + Remotes, Chicken Coop, Sheds x 2

Set on 3.5 acres in the beautiful Willow Run subdivision, just minutes east of Red Deer and entirely on pavement, this acreage offers the perfect blend of country living and everyday convenience. Tucked toward the back of the subdivision and backing onto open farmland, you'll appreciate the privacy, peaceful surroundings, and breathtaking prairie views that stretch for miles. Designed with family living in mind, the reverse walkout bungalow offers a spacious and functional layout with room for everyone. The heart of the home is the beautifully updated Kitchen, featuring granite countertops, updated appliances, a gas stove, a large centre island with power outlets, and an abundance of cabinetry and workspace. The adjoining Sunroom is the perfect place to enjoy your morning coffee while overlooking the fenced pasture and rolling countryside beyond. The Main Floor features a generous Primary Bedroom, a dedicated Office ideal for working from home, and bright living spaces highlighted by expansive windows that frame the surrounding landscape and fill the home with natural light. The lower level provides excellent separation for family or guests with three additional Bedrooms, a full Bathroom, and a spacious Family Room. Outside, the property truly shines. Fenced areas provide space for a couple horses or hobby animals, while the chicken coop, garden area, and multiple storage sheds support a self-sufficient country lifestyle. The large attached garage offers everyday practicality, and the impressive 26' x 40' detached shop provides exceptional space for projects, equipment, recreational toys, or extra storage. Properties offering this combination of acreage living, paved access, usable land, panoramic views, and close proximity to Red Deer are a rare find. If you've been dreaming of space to spread out, raise some animals, tend a garden, and enjoy the peace of

country living without sacrificing convenience, this versatile acreage is one you'll want to experience for yourself.